

WATER STREET

TAMPA

IMPROVEMENT DISTRICT

November 5, 2024

LANDOWNERS'

MEETING AGENDA

Water Street Tampa Improvement District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

October 29, 2024

Landowner(s)
Water Street Tampa Improvement District

Dear Landowner(s)

A Landowners' Meeting of the Water Street Tampa Improvement District will be held on November 5, 2024 at 1:00 p.m., at Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, Florida 33602. The agenda is as follows:

1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors **[SEATS 1, 4]**
 - A. Nominations
 - B. Casting of Ballots
 - I. Determine Number of Voting Units Represented
 - II. Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him/her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one (1) vote for that real property.

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

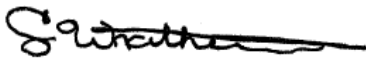
At the landowners' meeting, the first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term.

This year, two (2) seats on the Board will be up for election by landowners for a four-year term. The term of office for the successful landowner candidates shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

I look forward to seeing all of you at the upcoming meeting. In the meantime, should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

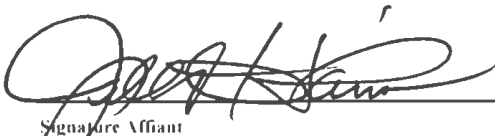
PARTICIPANT PASSCODE: 249 9131

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

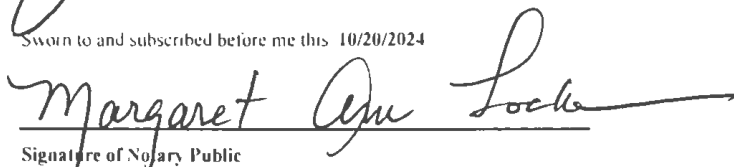
Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida that the attached copy of advertisement being a Legal Notice in the matter RE: **Notice of Landowners' Meeting** was published in said newspaper by print in the issues of: **10/13/24, 10/20/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough County, Florida** and that the said newspaper has heretofore been continuously published in said **Hillsborough County, Florida** each day and has been entered as a second class mail matter at the post office in said **Hillsborough County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature Affiant

Sworn to and subscribed before me this **10/20/2024**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WATER STREET TAMPA IMPROVEMENT DISTRICT

Notice is hereby given to the public and all landowners within Water Street Tampa Improvement District ("District") located within the City of Tampa, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing two (2) people to the District's Board of Supervisors ("Board", and individually, "Supervisor") immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 5, 2024
TIME: 1:00 p.m.
PLACE: Strategic Property Partners, LLC
615 Channelside Drive, Suite 204
Tampa, Florida 33602

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph. (561) 571-0810 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon

District Manager
10/13, 10/20/24 0000363450

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
WATER STREET TAMPA IMPROVEMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 5, 2024**

TIME: **1:00 p.m.**

LOCATION: **Strategic Property Partners, LLC
615 Channelside Drive, Suite 204,
Tampa, Florida 33602**

Pursuant to Chapter 2018-183(5)(2)(b), *Laws of Florida*, and after the Water Street Tampa Improvement District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowner's meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years. The following instructions on how all landowners may participate in the election are intended to comply with Chapter 2018-183(5)(2)(b), *Laws of Florida*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, two (2) seats on the Board will be up for election by landowners. Each candidate shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**WATER STREET TAMPA IMPROVEMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 5, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Water Street Tampa Improvement District to be held at Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, Florida 33602 on November 5, 2024, at 1:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Chapter 2018-183(5)(2)(b), *Laws of Florida*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
WATER STREET TAMPA IMPROVEMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 5, 2024

For Election (2 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Water Street Tampa Improvement District and described as follows:

<u>Description</u>	<u>Acreage</u>

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
4		

Date: _____

Signed: _____

Printed Name: _____

Water Street Tampa ID
Landowner Election Roll 10/31/2022

Parcel ID	Folio ID	Owner	Address	City	State	Zip	Acres	Votes
182924B7JK00000000010A	1963052314	BROREIN PARTNERS LLC	615 CHANNELSIDE DR STE 204	TAMPA	FL	33602-5406	0.06	
192919B7J000000K00000A	1963052329	BROREIN PARTNERS LLC	615 CHANNELSIDE DR STE 204	TAMPA	FL	33602-5406	0.07	
							0.13	1
192919B7J000000G00020A	1963052324	CHANNELSIDE CUMBERLAND PROPERTIES LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	0.06	
192919B7J000000H00000A	1963052325	CHANNELSIDE CUMBERLAND PROPERTIES LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	0.19	
192919B7J000000J00010A	1963052327	CHANNELSIDE CUMBERLAND PROPERTIES LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	0.1	
192919B7J000000J00020A	1963052328	CHANNELSIDE CUMBERLAND PROPERTIES LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	0.17	
							0.52	1
19291952L000012000010A	1988860000	CRESTLINE ACQUISITIONS GROUP LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	1.13	
19291952L000015000010A	1988890000	CRESTLINE ACQUISITIONS GROUP LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	0.7	
192919B7J000000000020A	1963052312	CRESTLINE ACQUISITIONS GROUP LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	0.24	
							2.07	3
1829244ZL000006000010A	1937210000	FLORIDA WHITING PROPERTIES LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	4.06	
							4.06	5
1829244ZM000000000490A	1939180000	MWS HOTEL LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	2.97	
							2.97	3
192919B7J000000D00000A	1963052318	PINNACLE CHANNELSIDE PROPERTIES LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	0.35	
192919B7J000000E00000A	1963052320	PINNACLE CHANNELSIDE PROPERTIES LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	0.18	
192919B7J000000F00000A	1963052322	PINNACLE CHANNELSIDE PROPERTIES LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	0.41	
192919B7J000000G00000A	1963052323	PINNACLE CHANNELSIDE PROPERTIES LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	0.11	
192919B7J000000I00000A	1963052326	PINNACLE CHANNELSIDE PROPERTIES LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	0.05	
192919B7J000000V00010A	1963052319	PINNACLE CHANNELSIDE PROPERTIES LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	0.06	
192919B7J000000V00020A	1963052321	PINNACLE CHANNELSIDE PROPERTIES LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	0.31	
19291952L000011000010A	1988680000	PINNACLE CHANNELSIDE PROPERTIES LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	2.36	
192919B7J000000000010A	1963052310	PINNACLE CHANNELSIDE PROPERTIES LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	0.4	
							4.23	5
192919B7JG00000000020A	1963052302	UNIVERSITY OF SOUTH FLORIDA BOARD OF TRUSTEES	4202 E FOWLER AVE STOP CGS301	TAMPA	FL	33620-4301	1.01	
							1.01	2
192919C8V000000C00000A	1901521220	WST 1000 WATER STREET DEVELOPMENT LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	0.29	
192919C8V000000H00000A	1901521218	WST 1000 WATER STREET DEVELOPMENT LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	0.01	
192919B7JG00000000010A	1963052300	WST 1001 WATER STREET LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	0.79	
192919B7JF00000000020A	1963052298	WST 1010 WATER STREET LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	1.58	
							2.67	3
192919B7JH00000000020A	1963052306	WST 1045 CUMBERLAND LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	1.06	
							1.06	2
192919B7JH00000000010A	1963052304	WST 1077 WATER STREET LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	0.84	
							0.84	1
182924B7JD00000000010A	1963052292	WST 400 CHANNELSIDE LLC	615 CHANNELSIDE DR STE 204B	TAMPA	FL	33602-5402	3.79	
							3.79	4
182924B7JE00000000010A	1963052294	WST 500 CHANNELSIDE LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	0.44	
							0.44	1
19291952R000011000140A	1990090000	WST 815 WATER STREET LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	2.7	

**Water Street Tampa ID
Landowner Election Roll 10/31/2022**

							2.7	3
1829244ZM000112000020A	1938930000	WST BLOCK B2 LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	0.86	
							0.86	1
182924B7J00000000010A	1963052308	WST DISTRICT COOLING LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	0.81	
							0.81	1
1829244ZM000112000021A	1938930005	WST JWM LLC	615 CHANNELSIDE DR STE 201	TAMPA	FL	33602-5407	2.05	
							2.05	3
1829244ZM000108000010A	1938730000	CITY OF TAMPA	306 E JACKSON ST	TAMPA	FL	33602-5223	2.93	
1929194ZM000000000700A	1939190000	CITY OF TAMPA	306 E JACKSON ST	TAMPA	FL	33602-5223	5.54	
19291952R000011000142A	1990090010	CITY OF TAMPA	306 E JACKSON ST	TAMPA	FL	33602-5223	0.04	
192919B7J000000RW0010A	1963052316	CITY OF TAMPA	306 E JACKSON ST	TAMPA	FL	33602-5223	2.12	
							10.63	11
1929194ZM000000000701A	1939190001	HILLSBOROUGH COUNTY	PO BOX 1110	TAMPA	FL	33601-1110	0.56	
19291952R000010000140A	1990020000	HILLSBOROUGH COUNTY	PO BOX 1110	TAMPA	FL	33601-1110	8.13	
							8.69	9
1829244ZL000008000070A	1937350000	TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY	1104 E TWIGGS ST STE 300	TAMPA	FL	33602-3103	0.01	
1829244ZM000102000020A	1938010000	TAMPA HILLSBOROUGH COUNTY EXPRESSWAY AUTHORITY	1104 E TWIGGS ST STE 300	TAMPA	FL	33602-3103	0.66	
							0.67	1

Total Votes:	60
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